

National Education Series for Teachers: (4) Urban Renewal and Heritage Conservation in the Guangdong-Hong Kong-Macao Greater Bay Area

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I. Urban renewal in China

China has entered an important stage in urban renewal

央視網 2024-07-18 07:28 , link:

<https://tv.cctv.com/2024/07/18/VIDEVFhw2AZUnknluZehMXWY240718.shtml>

1. Urban renewal originated in the West, and Mainland academics have basically reached a consensus on its definition:

Use a comprehensive, holistic concept and behaviour to solve various urban problems; strive to make long-term and sustainable improvements and enhancements to changing urban areas in terms of economy, society, physical environment, etc.

2. Purposes of urban renewal

Continue to enhance urban vitality	Achieve sustainable urban development	Promote the upgrading of industrial structure Form a new driving force for economic growth
Revitalise the city's historical and cultural foundation Promote value inheritance	Promote the improvement of urban ecology and humanistic environment	Improve the utilisation efficiency of inefficient resources

Reference: 前瞻產業研究院（2022）中國城市更新發展前瞻報告

3. Urban development and urban renewal in China

- According to my country's urbanisation process and changes in urban construction policies, the development of China's urban construction and renewal can be divided into the following four stages.
 - In the first stage, urban construction adheres to the basic national policy of “transforming consumption cities into production cities” and concentrating efforts on “socialist industrialisation construction”
 - In the second stage, the third “National Urban Work Conference” (全國城市工作會議) formulated the “Opinions on Strengthening Urban Construction Work” (關於加強城市

建設工作的意見), the promulgation of which greatly increased the importance of urban construction work;

- In the third stage, large-scale urban renewal marked by “pushing out the secondary industry, bringing in the tertiary sector” (退二進三) was fully launched;
- In the fourth stage, facing the reality of the scarcity of spatial resources and the transformation of development mechanisms, urban renewal has become an inevitable choice in the era of planning.
- China’s urbanisation process and urban renewal are somewhat different from the post-World War II European model
- Since 2021, we have not only focused on improving physical space, but also considered social, economic and environmental aspects
- Achieve sustainable urban development and improve the quality of life of residents through renewal in seven different areas: environment, community, culture, function, architecture, transportation, ecology, and culture

Reference: 前瞻產業研究院（2022）中國城市更新發展前瞻報告

4. Participants of urban renewal

- Multiple subjects of urban renewal
 - Overall layout of the central government
 - Local government policies echo: land use efficiency, multi-party participation in governance, housing, public services, heritage protection and utilisation, ecological environment protection
 - Market forces + government forces + social forces

Reference: 前瞻產業研究院（2022）中國城市更新發展前瞻報告

China has entered an important stage of urban renewal

[共同關注]城市更新項目超過 6.6 萬個 如何帶來更“新”的生 活 297 個地級及以上城市全面啟動“城市體檢” 央視網 2024-07-17 18:54，Link:

<https://tv.cctv.com/2024/07/17/VIDE0ETsoGun53TZ7Ge8jCw240717.shtml?spm=C53156045404.PORCMBcavyhG.0.0>

- The process of urban renewal at the national level
 - Carry out targeted investigations and conduct physical examinations and assessments
 - Sort out renewal needs and intentions
 - Carry out special research on urban design and pre-operation design
 - Clarify renewal priorities and strategies
 - Determine renewal methods and measures
 - Develop renewal implementation arrangements

Reference: 《支持城市更新的規劃與土地政策指引》（2023 版）

5. The focus of urban renewal

“Three districts and one village” is the focus of the urban renewal in the “14th Five-Year Plan”

The “14th Five-Year Plan” points out that “accelerate urban renewal, transform and upgrade the functions of existing areas such as old communities, old factory areas, old districts and villages-in-the-city.” The key area type of urban renewal is referred to as “three districts and one village”. The “three districts” refer to old communities, old factory areas and old districts, and “one village” refers to the villages-in-the-city.

Old communities refer to the living environment and urban vitality of areas built before 2000. As residential areas, old communities are mainly updated through minor renewal, sometimes by comprehensive renewal.	Old factory areas usually refer to development zones. The renewal of development zones is based on development zones and enterprises, with the main goal of improving land use efficiency and promoting industrial transformation and ultimately achieving industrial-city integration. The renewal method of the development zone is adapted to local conditions and can be either a comprehensive renewal or a minor renewal.
Old districts generally refer to historical and cultural districts, which are key carriers for inheriting Chinese cultural heritage and promoting Chinese culture. The main task of renewing old districts is to protect and restore historical and cultural buildings and historical neighbourhoods. The renewal method is minor renewal, and it cannot be demolished and rebuilt.	Village-in-the-city is a type of urban renewal with Chinese characteristics, and its goal is to achieve integrated development of the village-in-the-city and the developed central urban area. Due to the poor quality of buildings, high density of space and extreme lack of public facilities, urban villages are suitable for comprehensive renovation with minor renovation as a supplement.

Reference: 前瞻產業研究院（2022）中國城市更新發展前瞻報告

6. Types of urban renewal

Types	Demolition and Reconstruction	Organically Renewal	Comprehensive Remediation
Major characteristics	Demolition and reconstruction, point-by-point preservation, incremental development	Maintain basic facilities, do some demolition and reconstruction, and improve quality and efficiency	Basically, no building renovation is involved
Land use rights/purpose	Mostly changes before and after the renewal	Change or no change before and after renewal	No change before and after renewal
Typical cases	Demolition of old industrial areas	Renewal of old industrial areas, old commercial areas, historical and cultural districts, etc.	Renovation of old residential areas, ecological restoration, environmental improvement, etc.

Reference: 前瞻產業研究院（2022）中國城市更新發展前瞻報告

II. Urban renewal and heritage conservation: the case in Guangdong-Hong Kong-Macao Greater Bay Area

The major characteristics of urban renewal in Guangdong	The difficulties and problems of urban renewal in Guangdong
Large scale, multiple actions <ul style="list-style-type: none">• Large project scale• Large amount of capital• Large renovation area• Large regional differences• Relevant policies cover a wide range of area	Weak coordination and lack of depth <ul style="list-style-type: none">• Lack of a unified framework• Lack of detailed management• Lack of reasonable cycle• Lack of supporting industries• Lack of differential protection• Lack of statutory protection

Reference: 廣東工業大學（2023）廣東城市更新發展戰略思路與框架

1. Optimisation of land use spatial pattern

- Overall size and distribution
 - The overall scale of urban renewal in Guangdong Province is large and has great development potential.
- Overall strategic layout
 - The overall spatial pattern of urban renewal in Guangdong Province is based on the “one region, one core and one belt” development strategy of the Guangdong Provincial Land and Space Master Plan, with the Zhujiang Delta region as the core.
- Layout optimisation strategy
 - Implement the three-line control system for national land and improve the land property rights transaction system
 - Strengthen three-dimensional development and make full use of underground space
 - Continuously improve the level of land conservation and intensive use
 - Strengthen the disposal of unallocated and idle land and improve the land use supervision system

Reference: 廣東工業大學（2023）廣東城市更新發展戰略思路與框架

2. Urban industrial transformation and development

- Urban renewal helps Guangdong's industrial upgrading
 - In the past decade, urban renewal has freed up land space for Guangdong in terms of new technologies, new industries, and new business formats, and has effectively promoted industrial transformation and upgrading.

Problems	Strategies
Unreasonable industrial structure. The contradiction between land supply and demand is prominent. Complex land ownership. Complicated approval procedures. Difficulty in balancing capital. Imperfect regulatory mechanism.	Strengthening land supply. Securing the use of industrial land. Improve the soft and hard environment to attract industrial talents. Protect local characteristics and enhance industrial competitiveness. Empowering innovation and improving the efficiency of industrial governance.

Reference: 廣東工業大學（2023）廣東城市更新發展戰略思路與框架

3. Protection and inheritance of historical culture

- Lack of protection in the context of urban renewal
 - The types of historical and cultural protection elements are vague
 - The guidance system for differentiated protection of historical and cultural resources is not yet perfect
 - Insufficient attention paid to the protection of historical and cultural authenticity
- Urban renewal and historical and cultural protection strategies
 - Constructing a historical and cultural resource survey system in urban renewal
 - Strengthen the planning and management of historical and cultural protection in urban renewal
 - Improve the standard system for historical and cultural protection in urban renewal
 - Improve the incentive mechanism for historical and cultural protection in urban renewal
 - Innovate scientific and technological means of historical and cultural protection in urban renewal
 - Explore the judicial protection mechanism for historical and cultural protection in urban renewal

Reference: 廣東工業大學（2023）廣東城市更新發展戰略思路與框架

4. Implementation of people's livelihood security

- Dilemma of housing and social livelihood security
 - The housing system is divided and social injustice is exacerbated
 - Significant crowded environment and uneven public service facilities
- Urban renewal and livelihood security strategies
 - Improvement of living environment quality in old communities
 - Accurately match housing supply with the needs of new citizens
 - Improvement of infrastructure supply
 - Public service facilities are equalised and suitable for all ages: 15-minute living circle
 - Activate public activity spaces for citizens

Reference: 廣東工業大學（2023）廣東城市更新發展戰略思路與框架

5. Green and low-carbon city construction

- Difficulties in green and low-carbon urban renewal
 - Traditional urban renewal model has high energy consumption
 - Traditional urban renewal models cannot take into account of ecological conservation
 - Traditional urban renewal models lack carbon reduction measures
 - Lack of green and low-carbon evaluation in urban renewal projects
- Green and low-carbon urban renewal development strategy
 - Low carbonisation of industry
 - Land use intensification
 - Environmentally friendly building materials
 - Spatial enhancement

Reference: 廣東工業大學（2023）廣東城市更新發展戰略思路與框架

6. Old village renovation and rural revitalisation

- Analysis of the problems in old village renovation
 - The coordination mechanism between the government, villagers and developers is not yet mature. Short-sighted behaviors driven by the desire for quick success and instant benefits are frequent.
- Urban renewal helps rural revitalisation
 - Improve village-level industrial protection measures
 - Improve supporting facilities in renewal policy
 - Promote innovation in land mechanisms
 - Strengthen capital project investment
 - Establish a rural revitalisation assessment system

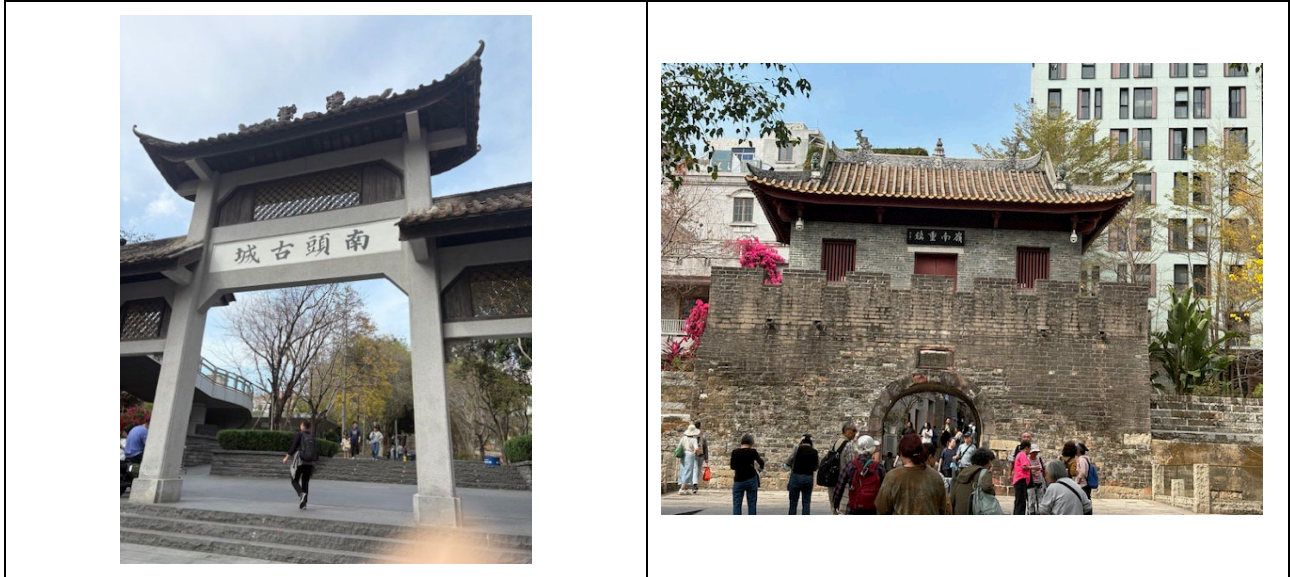
Dual-axis drive pilot model (雙軸驅動先導模式)	Resource empowerment leading model (資源賦能引領模式)	Diversified collaborative development model (多元協同發展模式)
Vertical industry transformation and upgrading Horizontal industry integration and development	Revitalise idle land and activate industrial functions Environmental transformation and upgrading to improve industrial development Improve facility configuration and promote sharing and use	Promote the diversification of subjects Diversification of financing channels Diversification of changing models Diversified transformation methods Diversification of compensation plans

Reference: 廣東工業大學（2023）廣東城市更新發展戰略思路與框架

7. Examples of urban renewal

- Village-in-the-city is a type of urban renewal with Chinese characteristics, and its goal is to achieve integrated development of the village-in-the-city and the developed central urban area. Due to the poor quality of buildings, high density of space and extreme lack of public facilities, urban villages are suitable for comprehensive renovation with minor renovation as a supplement.

➤ Example: Shenzhen Nantou Ancient Town (深圳南頭古城)



- Old districts generally refer to historical and cultural districts, which are key carriers for inheriting Chinese cultural heritage and promoting Chinese culture. The main task of renewing old districts is to protect and restore historical and cultural buildings and historical neighbourhoods. The renewal method is minor renewal, and it cannot be demolished and rebuilt.

➤ Example: Guangzhou Yongqingfang (廣州永慶坊)





- Old factory areas usually refer to development zones. The renewal of development zones is based on development zones and enterprises, with the main goal of improving land use efficiency and promoting industrial transformation and ultimately achieving industrial-city integration. The renewal method of the development zone is adapted to local conditions and can be either a comprehensive renewal or a minor renewal.
 - Example: Kingway Brewery (深圳金威啤酒廠)

[Common Concern] How to bring a "newer" life to more than 66,000 urban renewal projects? Ministry of Housing and Urban-Rural Development has revitalized more than 300 historical and cultural neighborhoods since last year

CCTV.com 2024-07-17 18:54, link:

[共同關注] 城市更新項目超過 6.6 萬個 如何帶來更“新”的生活 住房城鄉建設部 去年至今共活化利用 300 多片歷史文化街區 央視網 2024-07-17 18:54，連結：

<https://tv.cctv.com/2024/07/17/VIDEjUnxu4csEkWvpeMymYXd240717.shtml?spm=C53156045404.PORCMBcavyhG.0.0>

ArcGIS StoryMaps of Kingway
Brewery

Virtual Tour



- Example: Former Jiangmen Sugar Factory (江門甘化廠)

<https://www.youtube.com/watch?v=pTQp9L0YwUg&t=142s>

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